



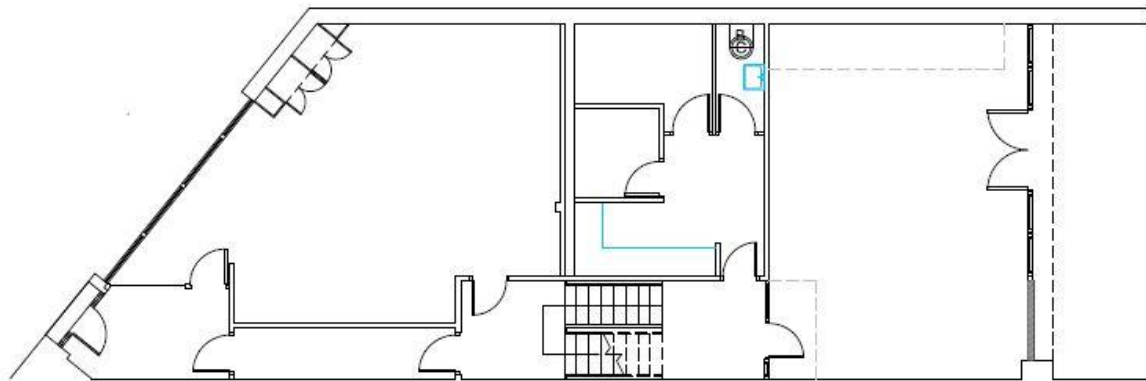
# 58 Marylebone High Street

## Marylebone

### London, W1

Ground, 1<sup>st</sup> & 2<sup>nd</sup> Floors  
3,585 sq ft / 333 sq m

**THE**  
**HOWARD**  
de **WALDEN**  
**ESTATE**



Ground Floor

This self-contained property is located on Marylebone High Street close to Regents Park. An area known for its restaurants and cafes. This unique self-contained building is undergoing a refurbishment and provides open plan office accommodation across three floors.

**RENT**  
£300,000 p.a.

**RATES 2020/21**  
£70,224 p.a.

**LEGAL COSTS**  
Each party to be Responsible for their own legal costs.

#### AMENITIES

- 24 hours access
- Video entry door system
- Excellent natural light
- Metal perimeter trunking
- New WCs & shower
- New kitchenette
- Timber flooring
- New LED lighting
- Comfort cooling

#### ENQUIRIES

Richard North  
Sarah Walsh  
Emma Fayers  
Shivani Kalia

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AWAITING  
EPC



Interested parties are advised to make their own enquiries with the local authority. Please note this building is VAT elected.

REF: 10260-36225

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